

Statutory Public Meeting:
Town of Pelham New Comprehensive
Zoning By-law and Housekeeping
Official Plan Amendment

June 13, 2022

Project Overview

Zoning By-law

- To review and replace the current Zoning By-law No. 1136 (1987), focusing on:
 - Conforming to the Town's Official Plan (2014)
 - Conforming to recent provincial policy and legislation
 - Updating definitions, land use permissions and zone categories, and ensuring requirements reflect the current conditions; and
 - Improving the By-law's format to improve clarity and consistency.

Housekeeping Official Plan Amendment

- To update certain policies in the Town's Official Plan to improve clarity around secondary agricultural uses and efficiency for approving certain by-laws, focusing on:
 - Updating the agriculture-related, on-farm diversified and value added agriculture use policies;
 - Enabling Council to delegate authority to pass minor by-laws under Section 34 of the *Planning Act*; and
 - Update site specific mapping to reflect the agricultural use of the property at 98 Effingham Street.

What is a Zoning By-law?

The Town of Pelham Official Plan provides the general policies for land use in the Town. The purpose of the Zoning By-law is to implement the policies and objectives of the Official Plan through land use regulations.

The Zoning By-law states:

- How land may be used;
- Where buildings and other structures can be located;
- The types of buildings that are permitted and how they may be used; and
- The lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Overview of Existing Zoning By-law

Town of Pelham Zoning By-law No. 1136 (1987)

- Adopted by Town Council June 23, 1987 and approved by the Ontario Municipal Board May 14, 1991.
- Current By-law is outdated and does not reflect the many planning policy updates that have occurred since its approval, specifically:
 - New Provincial Policy Statement (2020)
 - Greenbelt Plan (2017)
 - Growth Plan for the Greater Golden Horseshoe (2020 Office Consolidation); and
 - Niagara Escarpment Plan (2017)

New Town of Pelham Comprehensive Zoning By-law

- Implements and conforms with the Town's Official Plan (2014);
- Updates zoning and development standards that reflect approved policy and regulatory initiatives at the Provincial and Regional levels;
- Reflects more contemporary zoning tools and approaches;
- Updates definitions and standardizes terminology for clarity and consistency;

New Town of Pelham Comprehensive Zoning By-law

- Proposes contextual zoning in the greenfield areas of the Town to increase flexibility of uses;
- Supports attainable housing by permitting Second Dwelling Units in all Residential Zone Categories as previously approved by Council;
- Guides height and transition adjacent to established or low-rise neighbourhoods;
- Introduces bicycle parking requirements, including minimum bicycle parking spaces, dimensions and location of bicycle parking facilities or structures.

New Town of Pelham Comprehensive Zoning By-law

- Permits and establishes provisions for Agriculture-related, Agri-Tourism/Value-Added, and On-farm Diversified uses in keeping with Provincial Guidelines;
- Identifies and introduces Environmental Protection Zones which reflect Provincial, Regional and Town Official Plan policies and mapping

What is an Official Plan?

- An Official Plan describes Council's policies on how land in the community should be used. An Official Plan ensures that future planning and development will meet the specific needs of the community.
- An Official Plan amendment is a formal document that changes a municipality's Official Plan. Changes may be needed because of new circumstances in the community or because of requests made by property owners.

Housekeeping Official Plan Amendment

- Proposes new policies for Agriculture-Related Uses and On-farm Diversified Uses;
- Updates the definition Agriculture-related Use to reflect the updated definition in the Provincial Policy Statement (PPS);
- Proposes a new definitions for On-farm Diversified and Value-Added Uses

Housekeeping Official Plan Amendment

- Adds new policy to the Implementation and Administration Section to permit Council to delegate authority to pass certain By-laws under Section of the Planning Act to a Committee of Council, or an individual who is an officer or employee of the municipality; and
- Amends Schedules A and B for lands at 98 Effingham Street to reflect the current agricultural land use and address mapping error.

Next Steps

- Refinement as necessary based on input from Council, Agency comments and the public (June 2022)
- Finalize Zoning By-law and Housekeeping Official Plan Amendment (July 2022)
- Council Adoption (August 2022)

Thank you for Participating!

For more information please contact:

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Or visit the project page at:
engagingpelham.ca for more information and updates!